

This way to your dream home ➤➤➤➤



Unshakeable trust built on 14 years of excellence

Ramky Pearl comes to you from **Ramky Estates and Farms Ltd. (REFL)**, an established developer enriched with 14 years of proven construction experience and reputed for its exemplary commitment to quality. Established in the year 1994, the company has been focusing on developing prime residential, commercial projects and has completed a string of benchmark projects across Hyderabad, Chennai, Bengaluru, Visakhapatnam and Warangal.

Ramky's success stems from its highly customer-friendly business model which mandates and delivers exceptional levels of quality, innovation and value with every project it undertakes. The company's strong corporate philosophy ensures strict adherence to all regulatory norms, thus delighting customers with absolutely safe and hassle-free property. What's more, with Ramky's passion for equipping each of its projects with advanced design, best-in-class amenities, super prime location and green environs, the company's residential projects are much sought after by the discerning property buyer.

Ramky Estates & Farms Ltd. is part of the well-diversified **Ramky Group** with interests in Real estate, Pharmaceuticals, Finance, Environmental engineering, Infrastructure consulting and Software.





An expansive carpet of luxury, kissed by sparkling waters on either end

At a prime yet serene location in Kukatpally, magically close to work, entertainment & shopping

Amidst an exotic nature park blossoming with floral glamour & fragrance

Featuring 110 luxury triplex villas that speak supreme elegance

With exclusive landscaped lawns to add natural charm and splendor

And cordoned with stylish picket fences that merge gracefully into the seamless vistas

Complemented by a full-spectrum Club-House to entertain and enthrall

In a Luxury Gated Community with controlled entry for maximum security

Making for a top-dollar lifestyle that's luxurious yet affordable

Just a few heartening reasons to make this magnificent place your home

Welcome to RAMKY PEARL



A 17-acre gated habitat with luxury triplex villas in Hyderabad

Given the sprawling acreage sitting by a natural lake and expensive real-estate at Hyderabad - an emerging global city where space comes at a hefty premium, it's only fair to assume that this project is **located somewhere on the city outskirts. Think so?**

Allow us to differ.

Ramky Pearl is located bang in the bulls-eye of the city's booming growth at Kukatpally – a location that's well within the central business & residential districts of Hyderabad. Perhaps, it's the epicenter, if the frenzied rush of developments at Kukatpally and its surroundings are anything to go by.

For those who've been dreaming of owning a luxury villa that's truly in the heart of the city, this is it.

Have your cake and eat it too !!



This way to the
privilege >>>>

Pack each day with health and energy. Make every moment sparkle with fun and entertainment. Add verve to evenings with sports and fun games. Usher in peace with yoga and meditation.

At Ramky Pearl, every day begins on a vivacious high and ends on a relaxed note as every villa gets access to the state-of-art club house with an exciting range of facilities that ensure you are never bored of life. Truly, life here is a cornucopia of immense joy.

Club House @ RAMKY PEARL





Modern Club House with

- Covered Swimming Pool
- Tennis Court
- Indoor Shuttle Courts
- Billiards Table
- Table Tennis
- Gymnasium
- Air-conditioned Rest Rooms
- Air-conditioned Multi-Purpose Hall

Amenities Proposed

- Super Market
- Salon / Beauty Parlour
- Laundry
- ATM Centre



This way to the
luxury >>>>

Spacious interiors laced with warmth, comfort and luxury. Contemporary styling expertly spread across levels. Fit and finish that promptly lives up to your prestige. And a designer terrace that takes villa living to the next high. Just a few of the many luxurious reasons to make Ramky Pearl your home.





- Designer Villas in contemporary style
- Luxury Triplex Villas (G+2) with servant quarters
- 100% Vaastu compliant
- Laminated wooden flooring in master bed-room
- Extra large living area on all levels/floors
- Spacious, well-ventilated rooms
- Spacious terraces for each villa
- Parking space for 2 cars
- Landscaped lawns for each villa
- Plots: 240 to 380 sq. yds.
- Villas: 3000 & 3900 sq.ft



This way to the
convenience >>>>

Ramky Pearl features comprehensive residential infrastructure making it a complete home. Featuring every modern amenity that one expects from a gated luxury habitat, Ramky Pearl is more than just quality and amenities. It is precious convenience that appeals to your family as well.





- Solar fencing
- Under-ground cabling
- Hydro-pneumatic water supply to ensure consistent pressure
- 100% power back-up for villas & common amenities
- Wide black-top roads with paved walkways
- Well landscaped medians with lamp posts
- An acre of designer landscape with walkways and gazebos
- Stylish entrance arch manned by security personnel



This way to
the luxurious
vistas >>>>



- Layout approved by Greater Hyderabad Municipal Corporation
- Property with clear title, construction strictly as per approved plans
- Genuine super-deluxe specifications, top quality construction
- Developed by Ramky – a trusted name in housing
- On-time completion and registration






RAMKY
Pearl
 KUKATPALLY

A panoramic view
of your dream villa >>>>

It's an elite habitat that epitomizes luxury living. Designed to complement the lifestyles of the affluent, RAMKY PEARL makes for a truly privileged address. If it's a distinctive & affordable Luxury Villa in a world-class gated community you're looking for, be assured, you've just been introduced to the finest in town.





- Property dotted with artificial step-water fountains for salubrious and cool environs
- Plush, beautiful greenery already in place
- Natural water body on either end of the property – a true luxury in metros
- Seamless view of the sprawling vistas of greenery from each villa terrace
- Property meticulously planned to be a benchmark for future luxury villa projects in Hyderabad
- Top quality construction in line with Ramky's high standards



This way to
the design
brilliance >>>>

EAST FACING VILLA

Featuring awe-inspiring design amidst breathtaking environs, Ramky Pearl is an address you'll be proud to own.

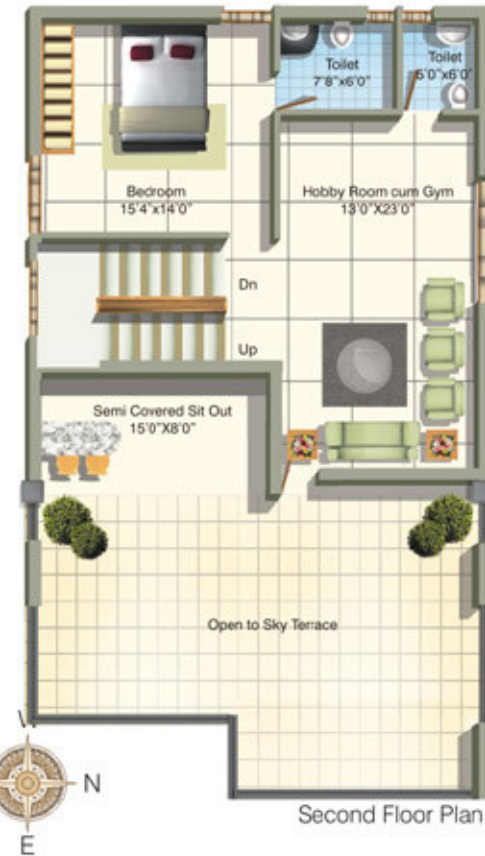
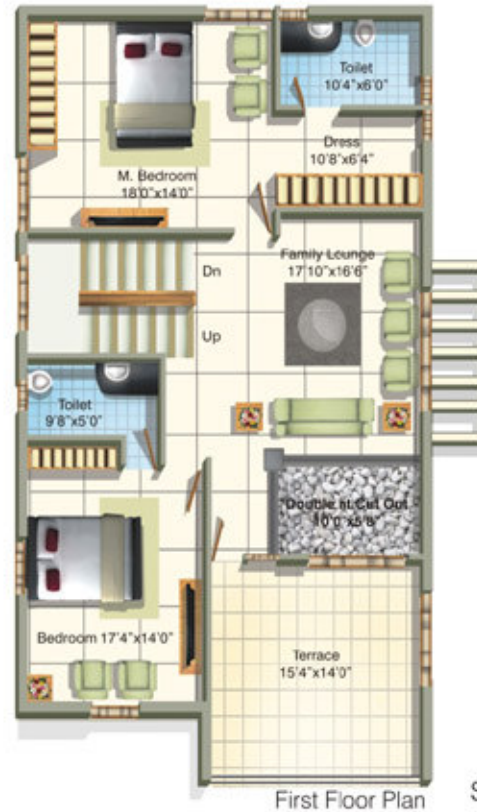
Coming from Ramky Group which has delivered some of the finest residential projects over the years, Ramky Pearl is a must-own villa for those who insist on the best of design, quality, privileges, location and exclusivity.

The villas have been thoughtfully designed to maximize space and feature large, multi-level living rooms. As for the bed-rooms, clever configuration and brilliant ventilation help the home exude a fresh and airy charm.



East Facing Villa

Site Area
279 sq.yds



Built-Up Area

1475.00 sq.ft.	Ground Floor
1475.00 sq.ft.	First Floor
950.00 sq.ft.	Second Floor
3900.00 sq.ft.	Total Built-Up Area



This way to
the design
brilliance >>>>

WEST FACING VILLA

A facade that exudes designer brilliance and enthralls you with its stunning looks. Architecture that combines space with modern trends to deliver delightful interiors.

Premium construction that's fortified with top-notch quality for greater durability. Outdoors topped with landscaped greenery for a "live-amidst-nature" ambience.

A spacious terrace that welcomes the cool breeze from the lake and offers a seamless view of the beauty around. This is villa living - the cosmopolitan way. Welcome home.

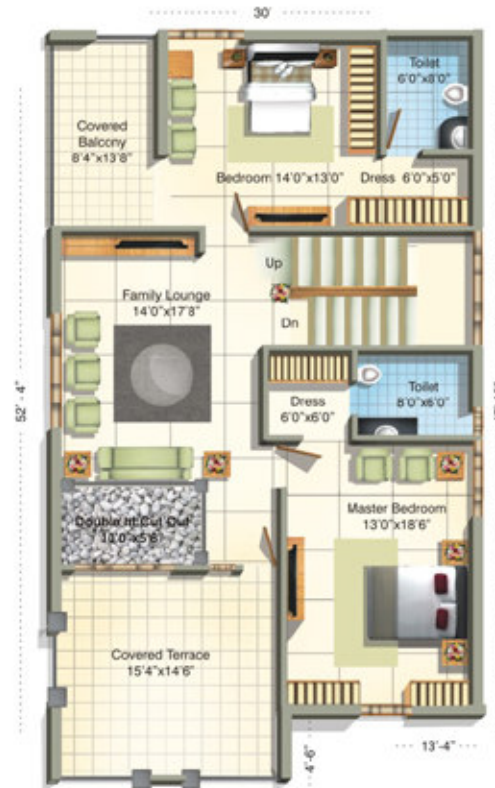


West Facing Villa

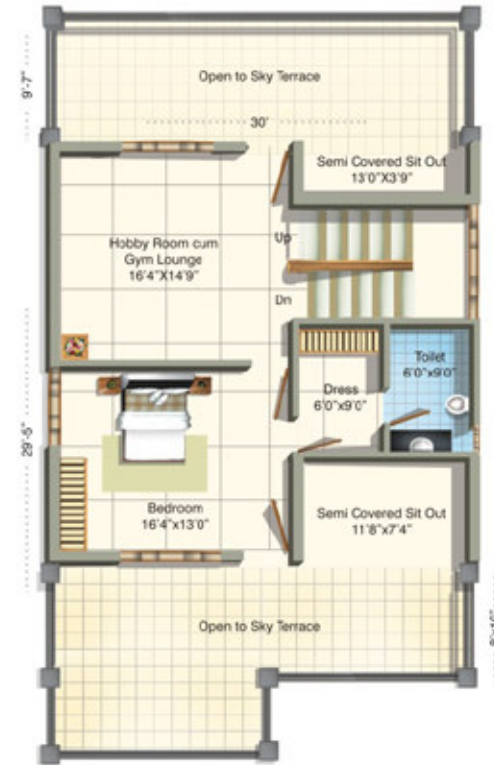
Site Area
279 sq.yds



Ground Floor Plan



First Floor Plan



Second Floor Plan



Built-Up Area

1508.75 sq.ft.	Ground Floor
1508.75 sq.ft.	First Floor
882.50 sq.ft.	Second Floor
3900.00 sq.ft.	Total Built-Up Area



This way to
your villa >>>>

- 4 kms from Hitec City
- Prime location in the heart of Kukatpally's residential hub
- Walking distance from highway
- 1 Km from JNTU
- Very close to popular retail and entertainment centres
- 4 kms from Metro Hyper Mart
- Walking distance from Prime, Remedy Hospital & close to Usha Mullapudi Cardiac Hospital
- Close to Railway station (Hitec City) and Bus Stop (Kukatpally)
- Surrounded by reputed schools, institutions and corporate offices
- Numerous world-class multiplexes & entertainment centres coming up nearby



Location Map



TECHNICAL SPECIFICATIONS

FOUNDATION & STRUCTURE:

RCC framed structure designed to withstand seismic loads.

SUPER STRUCTURE:

Red brick masonry in cement mortar.

PLASTERING:

INTERNAL: Double coat cement plastering.

EXTERNAL: Double coat cement plastering.

JOINERY WORKS:

MAIN DOOR: Best teak wood frame & shutter aesthetically designed, with melamine polish, fixed with door eye-view and hardware of reputed make.

INTERNAL DOORS: Best teak wood frame and flush shutter with veneer, finished with melamine matt polish and fixed with hardware of reputed make.

FRENCH DOORS: Best teak wood frame & glazed shutter aesthetically designed with melamine polish, fixed with safety grill and hardware of reputed make.

WINDOWS: Best teak wood frame & glazed shutter aesthetically designed with melamine polish, fixed with safety grill and hardware of reputed make.

PAINTING:

INTERNAL: Smooth luppam finish with two coats of acrylic emulsion paint over a base coat of primer.

EXTERNAL: Premium quality texture finish with two coats of weather -proof paint for front elevation.

Smooth luppam finish with two coats of weather-proof paint over a base coat of primer on other sides.

FLOORING:

MASTER BEDROOM: Laminated wooden flooring.

BEDROOMS: Vitrified tiles 600mm x 600 mm of premium quality and reputed make.

DINING AND DRAWING ROOMS: Vitrified tiles 800mm x 800 mm of premium quality.

KITCHEN: Vitrified tiles 600mm x 600mm of premium quality.

TOILETS: Best quality acid-resistant, anti-skid ceramic tiles.

PORTICO: Interlocking designer paver blocks.

TILE CLADDING & DADOING:

KITCHEN: Granite tiles dado up to 2'0" height above the kitchen platform.

TOILETS: Designer glazed ceramic tiles dado up to ceiling.

UTILITY / WASH: Glazed ceramic tiles dado up to 3'0" height.

KITCHEN :

1. Granite platform with stainless steel sink with bore & municipal water connection.
2. Provision for modular kitchen.
3. Provision for exhaust fan / chimney.
4. Provision for aqua guard.

TOILETS:

All Toilets will feature:

- 1) Granite counter top washbasin.
- 2) Wall-mount cascade EWC.
- 3) Hot and cold single lever mixer with shower.
- 4) Provision for geyser.
- 5) Exhaust fan.
- 6) All CP fittings of premium quality.

ELECTRICAL:

- 1) Concealed copper wiring of standard make.
- 2) Power outlets for Air Conditioners in halls & bedrooms.
- 3) Power outlets for geysers in all bathrooms.
- 4) Power plug for cooking range chimney, refrigerator, microwave oven and mixer/grinder in kitchen.
- 5) Plug points for TV. & Audio systems etc.
- 6) 3-phase supply for each Villa and individual meter boards.
- 7) Miniature Circuit breakers (MCB) & ELCB for each distribution board.

TELEPHONE:

Telephone provision for master bedroom, drawing and living. Intercom facility connected to the security.

CABLE TV:

Cable provision for master bed room and living room / family room.

INTERNET:

High speed internet connection provision in each Villa.

POWER BACK-UP:

100% power back-up for villa and common amenities.

Note: Brands mentioned above are indicative only. The developer reserves the right to use Indian / Imported material of equivalent quality. The developer reserves the right to alter plans, elevations and specifications. All details are subject to change. This brochure is a conceptual presentation only and not a legal offering.



DEVELOPED BY

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